MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MARCH 18, 2014

INVOCATION:
Pastor Jim Larrabee of First Christian Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Zuniga led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Police Chief Martin, Fire Chief Orr, Director of Recreation and Parks Posada, Director of Utilities Sweet, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, and Deputy City Clerk Cleary.

1. PROCLAMATIONS/PRESENTATIONS:

A. RETIREMENT OF SENIOR CREW LEADER/MAINTENANCE SPECIALIST
Councilmember Green read Resolution No. 2014-18 recognizing and commending Senior Crew Leader/Maintenance Specialist, Tommy Avaloz, for 33 years of dedicated service to the City of Santa Maria and the Recreation and Parks Department. Director of Recreation and Parks Posada thanked Mr. Avaloz for everything he contributed to the department, particularly in the last few years under financial limitations.

Resolution No. 2014-18 was adopted on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2014-18 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, COMMENDING SENIOR CREW LEADER/MAINTENANCE SPECIALIST FOR HIS YEARS OF DEDICATED SERVICE.

B. VOLUNTEER OF THE MONTH
C.J. and Kristi Brickey were recognized as the "Recreation and Parks Volunteers of the Month". Councilmember Orach presented a certificate and plaque to them in honor of their time and talents working with the Special Olympics and other community events.

C. PROCLAMATION – ABSOLUTELY INCREDIBLE KID DAY
Councilmember Zuniga presented a Proclamation declaring March 20, 2014, as "Absolutely Incredible Kid Day" in the City of Santa Maria and encouraging adults everywhere to write encouraging letters to the children in their lives on Thursday, March 20, 2014. Lucy and Lily Edwards, along with Camp Fire Board Member, Shari McCarthy, accepted the Proclamation.

D. PROCLAMATION – BOYS AND GIRLS CLUB MONTH
Mayor Patino presented a Proclamation declaring the month of March 2014 as "Boys and Girls Club Month" in the City of Santa Maria in recognition of the local chapter's efforts in building good character, healthy lifestyles, and citizenship with the local youth population. Boys and Girls Club Unit Director, Eddie Galarza, accepted the Proclamation.

2. PUBLIC COMMENT PERIOD
McKenzie Baichtal and Gerry Nevarez, representing Fighting Back Santa Maria Valley Youth Group, thanked the City Council for supporting the ordinance which includes electric cigarettes in the same category as tobacco cigarettes.

Ernest Armenta requested that City of Santa Maria employees not promote specific candidates during elections.

Diane Glaser, a Public Health nurse, spoke in favor of the ordinance prohibiting smoking in public places, and the update to include e-cigarettes in the definition of smoking.

Walter Taylor spoke on Item 3H of the Consent Calendar regarding the approval of a subdivision at Heritage at Westgate Ranch. He expressed his concern about a freezer/food processing facility being built across the street from the subdivision and possible chemical threats to the neighborhood from that facility.

3. CONSENT CALENDAR:
Councilmembers Boysen and Orach recused themselves from Item 3C, Warrants, due to a financial conflict.

Consent Calendar Items 3A through 3H (excluding 3C) were approved on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3C only was approved on motion by Councilmember Zuniga, seconded by Councilmember Green, and carried on the following vote: 3-0

AYES: Councilmembers Green, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmembers Boysen and Orach

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of March 4, 2014, were approved as submitted.

C. WARRANTS
Warrant Nos. 185278 to 185516 totaling $2,107,672.77 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 177603, 178924, 184617, and 184771 were cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. ANNUAL TECHNICAL AMENDMENTS
The City Council conducted the second reading by title only, and adopted Ordinance No. 2014-02 amending various sections of the Santa Maria Municipal Code, relating to personnel, smoking, speed limits, stormwater regulation, public projects, and library rules of conduct.

Ordinance No. 2014-02 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE SANTA MARIA MUNICIPAL CODE, RELATING TO PERSONNEL, SMOKING, SPEED LIMITS, STORMWATER REGULATION, PUBLIC PROJECTS, AND LIBRARY RULES OF CONDUCT.

F. NOTICE OF CONTRACT COMPLETION
The City Council approved a Notice of Contract Completion for the Street Maintenance (Chip Seal), Bid No. 2014/02, and directed the Chief Deputy City Clerk to record the same.

G. WEED ABATEMENT PROGRAM 2014
Resolution No. 2014-19 was adopted declaring weeds a nuisance, setting a public hearing for April 15, 2014, to consider any objections or protests to the abatement program, and commencing proceedings for the 2014 Annual Weed Abatement Program.

Resolution No. 2014-19 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING THAT NOXIOUS OR DANGEROUS WEEDS GROWING UPON OR IN FRONT OF THE LISTED PROPERTY, AND RUBBISH, REFUSE AND DIRT COLLECTED UPON OR IN FRONT OF THE LISTED PROPERTY CONSTITUTE A PUBLIC NUISANCE WHICH MUST BE ABATED, AND COMMENCING PROCEEDINGS FOR THE ABATEMENT OF THESE NUISANCES PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

H. HERITAGE AT WESTGATE RANCH SUBDIVISION MAP & AGREEMENT
Resolution No. 2014-20 was adopted approving the subdivision map and agreement for Heritage at Westgate Ranch, Phases 1 & 2, Tract 5969.

Resolution No. 2014-20 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SUBDIVISION MAP AND AGREEMENT FOR HERITAGE AT WESTGATE RANCH, PHASES 1 & 2, TRACT 5939.

REGULAR BUSINESS:

4. MEASURE U2012 ANNUAL REPORT FOR THE PERIOD ENDING JUNE 30, 2013 AS SUBMITTED BY THE MEASURE U2012 CITIZENS' OVERSIGHT COMMITTEE. City Manager Haydon gave a presentation as detailed in the written Council Agenda Report summarizing the creation and implementation of the Measure U2012 Citizens' Oversight Committee. On June 5, 2012, City of Santa Maria voters approved Measure U2012 which provides for an additional one-quarter (1/4)-cent transactions and use tax. As part of the ordinance establishing this general purpose tax, on September 4, 2012, the City Council adopted a resolution creating the Measure U2012 Citizens' Oversight Committee consisting of five (5) residents that are charged with overseeing the revenue generated by and expenses made in relation to the Measure U2012. Committee Member duties consist of reviewing the annual independent financial audit on the Measure U2012 generated revenue and associated expenses during the previous fiscal year (2012-13), as well as reviewing any other relevant financial reports, and advising Council of any findings.

On January 27, 2014, the Committee held their first meeting, selected a Committee Chair and Vice-Chair, and reviewed the audited financial statements for the Measure U2012 Fund through June 30, 2013. A sub-committee was also identified to draft the Annual Report being presented this evening. The Committee met again in March to approve the final version of the Annual Report.

The Measure U2012 Fund is technically part of the General Fund, however for tracking purposes, City staff specifically set up separate and distinctive revenue and expenditure accounts to document Measure U2012-related financial activities. A Measure U2012 Expenditure Plan authorized proceeds to finance the operational costs associated with Fire Station No. 5, along with a Battalion Chief and one limited service Emergency Services Coordinator in the Fire Department. The City Council also approved the funding of seven Police Officers, five Police Sergeants, one Crime Analyst, and one Dispatcher for the Police Department. In addition, funds were approved to purchase four new police vehicles and to finance the hiring of one Senior Parks Services Officer, one Code Compliance Officer, one limited service employee to assist with the Police Activities League (PAL) Program, and two limited service employees to enhance the City's Graffiti Abatement Program. City Library hours were extended from 48 per week to 56 hours by hiring five limited service employees. At the end of June 2013, the Crime Analyst, Dispatcher, and Senior Parks Services officer positions had not been filled. Possession of the police vehicles did not take place until the 2013-2014 budget cycle, so there were some savings of funds in the 2012-2013 budget cycle.

The audited financials as presented this evening were prepared by the City's auditor, Moss, Levy & Hartzheim, for the period ending June 30, 2013. After reviewing the statements, the Committee concluded that revenues received and expenses made were consistent with the intent as set forth by City Council. Staff recommended that the City Council receive and file the report as presented.

City Manager Haydon also went over the expenditure plan for 2013-2014 and stated that, in addition to encompassing items from the 2012-2013 expenditure plan, Council also directed staff to set aside funds for accounting services (annual audit), the levee repair, a new Police Commander position, and self-contained breathing apparatuses for the Fire Department.

In total, the City Council directed staff to use approximately 95 percent of the Measure U2012 proceeds on public safety services (police/fire) in 2012-13. As of June 30, 2013, staff had spent about 97 percent on those items, and the remaining balance of three percent on code compliance and library services.

Committee Chair, Mr. Benedetti was unable to attend the Council meeting. Committee Vice-Chair, Ms. Mollenkopf presented the Committee's report. She explained the goal of the Measure U2012 Citizens' Oversight Committee is to ensure transparency of the fund as well as fiscally responsible use of the proceeds. She reported that the Committee spent time reviewing the financials with City staff and is confident that expenses made with Measure U2012 tax proceeds were in compliance with City Council's intended purposes for those proceeds.

Public Input
Ernest Armenta expressed his desire to add more community members to the Measure U2012 Committee. He also reminded people that the new additions of staff and equipment were going to continue to require funding.

Council discussion
Councilmember Boysen thanked the Oversight Committee for their efforts. He expressed his belief that the Committee demonstrates a good representation of the community.

Mayor Patino also thanked the community for their support of Measure U2012. She was pleased to see increases in public safety services.

Councilmember Zuniga thanked the City's Department Heads for keeping Council and the Committee Members informed.

Councilmember Orach commented on the increase in library hours and the opportunity this gives people to take advantage of library services. He also said it is nice to have knowledgeable people on the Committee keeping the process transparent to the community.

Councilmember Green agreed that the Committee had done a fantastic job.

Report received and filed
The report was received and filed on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote:

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

5. 2013 GENERAL PLAN ANNUAL PROGRESS REPORT (SP-2014-0004). Community Development Director Appel gave a presentation as detailed in the written Council Agenda Report indicating that each year, according to California Government Code Section 65400, the Community Development Department is required to submit an Annual Report to the City Council, the Governor's Office of Planning and Research, and the State Department of Housing and Community Development. The report includes the status of the General Plan and progress in its implementation, as well as the City's progress in meeting its share of regional housing needs. The Annual Report is formatted in three chapters. Chapter 1 introduces the legal requirements of the Report. Chapter 2 identifies the implementation programs that further the City's goals and objectives as identified in the General Plan. Chapter 3 addresses housing.

Notable actions in 2013 included the adoption of 2013 California Building Codes and Title 9 Amendments (an update that happens every three years), the adoption of two new Zoning Ordinance chapters (Emergency Shelters and Medical Marijuana Program), and the approval of three Land Use/Zoning Amendments (Centennial Square, Santa Maria Area Transit Yard, Atlas-Copco Mafi-Trench).

Two Downtown Specific Plan permits were approved (Hancock Terrace Apartments and Fallas Store). Final inspections for 57 residential units took place, including the 16 affordable units with Casa de Familia on Morrison Street. The number of building applications received was 1,319. Building permits totaled 1,311, and 6,540 construction and safety inspections took place. Planning Division activity included seven final map applications. This is note-worthy as it demonstrates that development is on the increase in Santa Maria. The City is expecting 1,178 permit applications this year based on conversations with current developers.

With regard to housing, 68 building permits were issued for moderate to above moderate income. Seven units were preserved through rehabilitation programs. The City of Santa Maria received the latest 2015-2022 Regional Housing Needs Allocation (RHNA) from the Santa Barbara County Association of Governments (SBCAG) on December 20, 2012. The Community Development Department is in the process of updating the Housing Element of the General Plan to reflect the new RHNA allocation of 4,100 units (up from 3,200 previously).

The Planning Commission unanimously voted (5-0) to recommend the City Council receive the 2013 General Plan Annual Report, with direction to staff to make one technical correction. Following City Council direction, staff will post the final report on the City's website and provide the Clerk's Office with copies to be filed with the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Public Input
Walter Taylor asked the Community Development Department to let the public know more information in advance before future developments are processed in the City.

Community Development Director Appel responded that draft environmental documents are available for review 30 days prior to developing. Mr. Appel agreed to discuss Mr. Taylor's concerns after the Council meeting.

Ernest Armenta spoke of his concern for economic growth, helping the agricultural industry thrive, and maintaining a livable wage for all companies and contractors.

Council discussion
Councilmember Orach asked about the process of determining how many units the City is responsible for when considering the RHNA. Mr. Appel explained that the City worked closely with SBCAG and determined there was sufficient land available that was already zoned R2 & R3 to allow the City to meet the requirement for the needs of housing development.

Councilmember Boysen said he received an inquiry expressing concern about garage conversions and how they seem to conflict with the goal of preserving neighborhoods. Mr. Appel responded that, in the past, a number of garages were being converted into second units. The City has taken action to create a procedure that allows residents to convert their garage to a living space, but not a second unit. The garage conversions with families using the garage as a second unit are illegal and any garages identified as living units will be investigated by Code Compliance staff.

Report received and filed
The General Plan Annual Report was received and filed on motion by Councilmember Orach, seconded by Councilmember Green, and carried on the following vote:

AYES:	Councilmembers Boysen, Orach, Green, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

REPORT BY CITY MANAGER:
City Manager Haydon reported on items anticipate for the April 1, 2014, City Council meeting including four Proclamations; response to a Grand Jury Report with regards to the 2-1-1 Helpline Program; two No Stopping Zone updates from the Public Works Department; an Award of Bid for Alvin Avenue Concrete Improvements; and Community Development Block Grant Allocations. He also announced a Special Council Meeting on Thursday, March 27, beginning at 3:00 p.m. at the Santa Maria Fairpark, to hear the appeal to City Council regarding the Immigration & Customs Enforcement (ICE) Facility permit.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Zuniga reported that she met with members of the State Strawberry Growers Association, concerned members of the community, as well as developers regarding the ICE facility. She also attended the Pacific Conservatory of the Performing Arts (PCPA) presentation regarding the ICE facility.

Councilmember Orach reported that he attended the Local Agency Formation Commission (LAFCO) meeting where he is participating in the process of hiring their Interim Executive Director. He also met with ICE facility representatives regarding the proposed ICE facility. He met with the developer, Gary Grossman, regarding potential opportunities with the Santa Maria Mall West, and attended a schools and city meeting in the new Hancock College Students Services building.

Councilmember Green reported that he attended the ribbon-cutting with Gray Consulting and Electrical firm; a PG&E presentation in SLO; met with Urban Planning Concepts; and various members of the community on topics of concern. He said there have been requests to increase activities for the elderly.

Councilmember Boysen reported that he attended the emergency meeting at the Central Coast Water Authority and the Central Coast Collaborative for Homelessness Policy Committee meeting. He challenged the employees of the City of Santa Maria to participate in the upcoming Good Samaritan Color Run (5K) on Saturday, April 5, 2014. Councilmember Boysen offered to pay the $25 entry fee for all City employees, with the understanding that if he crossed the finish line before them, the employees will match the entry fee he paid.

Mayor Patino reported that she attended the Women of Excellence Awards Dinner; the Leadership Santa Maria Valley meeting; a Strawberry & Vegetable Growers meeting regarding the proposed ICE facility; the Principal-for-a-Day at Orcutt Junior High School; the quarterly CHP meeting; the Landmark Advisory

scoping meeting; a PG&E presentation; the Bradman University Spring Education Advisory Board luncheon meeting; the Teens Closet Grand Opening at Santa Maria High School; a LISTOS graduation; spoke at Univision Telemundo to explain the upcoming special meeting on March 27th, and she met with Urban Planning Concepts.

ADJOURNMENT:
There being no further business to come before the City Council at this time, Mayor Patino declared the meeting of the City Council adjourned at 7:57 p.m.

APPROVED:

April 1, 2014
Date

M. Beth Cleary
Beth Cleary
Deputy City Clerk of the City of Santa Maria and
ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

M. Beth Cleary
Beth Cleary
Deputy City Clerk